ASSOCIATION NEWSLETTER

April 1, 2010

RE-RECONVENED MEETING SCHEDULED FOR APRIL 8, 2010 TO COUNT NEW BALLOTS

As you know, in late February, another secret ballot was sent to all owners for the Election of the Board. On April 8th, at 6:30PM, at the Re-reconvened meeting, the ballots will be counted by the Inspector of Elections (Albert Beyerle and/or Cathy Leyva) to determine the 3 spots on the Board.

If you have not done so, please follow the instructions and return your ballot. Please mark an "X" by each candidate that you would like to elect to the Board.

If you have already returned your ballot, thank you and please ignore this reminder.

OWNERS-ONLY POLICY REITERATED

As a reminder, the By-Laws state that THE EUCALYPTUS GROVE IS AN "OWNER - OCCUPIED COMMUNITY". ANYONE BUYING A UNIT AFTER JANUARY 1, 1990, MUST SATISFY THE RESIDENCY REQUIREMENT (HAVE AN OWNER OF RECORD LIVE IN IT AT LEAST 90 DAYS PER YEAR OR THE UNIT MUST REMAIN VACANT).

If you do not satisfy the residency requirement, you may not rent the unit to anyone or let anyone else use it. THE ASSOCIATION BY - LAWS DO NOT PERMIT FRIENDS, RELATIVES, HOUSESITTERS, SERVANTS, OR ANYONE ELSE TO OCCUPY THE UNIT UNLESS YOU, THE OWNER, HAVE COMPLIED WITH THE RESIDENCY REQUIREMENT. (For example, if you buy a unit for your child to attend the University, he or she must be on title).

Anyone violating this provision is subject to legal action to enforce the Association By - Laws.

Please read "**ARTICLE XIII**" of the By - Laws for the details of the provision. You may review the By-Laws on the Association's website www.eucalyptusgrove.org.

POOL RULES ENCLOSED

Enclosed is the list of pool rules. If you rent your unit, please make sure they receive a copy. Thank you for adhering to the pool rules. Use facilities at your own risk.

RECYCLING DUMPSTER ADDED AT TRASH ENCLOSURE #6 (BY 7636)

To encourage everyone to recycle more, the Association has replaced one of the trash dumpsters in Enclosure #6 with a recycling one. This is being done on a trial basis to determine if this set up will be viable. Therefore, please, if you live in this area, before disposing your trash or recyclables, check to make sure you are using the appropriate dumpster. Thank you for recycling.

For other trash enclosures, please continue to only put recycling items in the recycling carts. Otherwise, the whole cart is considered "contaminated" and everyone else's recycling effort is wasted. Thank you.

REMINDER OF NOISE

As a reminder to our residents, noise can travel easily through the walls, floors, and across the creek, especially in the late evenings or early mornings. Please be considerate to your neighbors by observing the 10 PM quiet hour guideline. If you must listen to television or music after 10 PM, please use headphones. A simple way to test the volume is to be in another room with the door closed, and if you can still hear the sound then the volume should be turned down. In addition, please be mindful of the time that you do your laundry and vacuuming. Your neighbor's bedroom might be on the other side of your laundry closet. Thank you for your consideration.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

NEWSLETTER BEING SENT VIA EMAIL (EMAIL ADDRESSES NEEDED)

In order to save our natural resources, cut waste, and reduce the Association expenses, the Association is sending out the monthly newsletters via email. (It will continue to post the newsletters on its website). For those without computers, hard copies will continue to be sent.

Please send your email address to jamesn@bartlein.com to be put on the Association's address book. Please give us your name, unit address, and whether you are an owner or renter. Thank you.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is http://EucalyptusGrove.org. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and comply with the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for April 8, 2010, at 6:30PM (right after the Reconvened Annual Meeting) at the Meeting Room in Bldg 7610. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: BARTLEIN & COMPANY, INC. (805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: JamesN@bartlein.com

Bartlein & Company, Inc.

Exhibit "C"

EUCALYPTUS GROVE POOL RULES AND REGULATIONS

The following rules and regulations are for the purpose of establishing equitable guidelines on the common use and care of the pool, sauna, spa, exercise room, and adjoining areas. Individual owners, tenants, their dependents and their guests are responsible for maintaining and following these rules and regulations (as established by a mutual acceptance of their content by duly elected members of the Board of Directors).

HOURS OF OPERATION

The pool, spa, sauna and adjoining areas will be open seven days a week (Sunday - Saturday) during the following hours:

Sunday - Thursday	**7 AM - 10 PM**
Friday - Saturday	**7 AM - 11 PM**

Reserved Hours: For those who wish to pursue a consistent program of exercise in the swimming pool, the following hours are available:

Daily	**7 AM - 8:30 AM**

USE AND OCCUPANCY

All the Grove owners, tenants and their dependents are entitled to use of the pool, Exercise Room, and its facilities. Use at your own risk. The following restrictions apply to the use of the pool and adjoining facilities:

Guests: Residents are limited to two (2) guests for each individual occupant. For example, a household of three persons may invite up to six guests for the use of the pool, spa, sauna and adjoining facilities. No more than two guests are allowed for each household member. Guests must be accompanied by a resident at all times.

Glass: At no time is glass of any form or purpose allowed in the pool area.

Care: All owners, tenants, dependents and guests are encouraged to maintain the pool and its the pool and its adjoining facilities in a clean and uncluttered condition. Every effort should be made to remove all materials which were brought to the area for personal use and consumption. Treat this pool as if it were your own, because it is.

Reporting Damage or Maintenance Needs: All pool area users are encouraged to report the need for damage repair or maintenance needs as soon as it is noticed. Please direct this report to Bartlein & Company, Inc.

Requesting Service and / or Materials: All perceived needs for improvement of pool area maintenance, services and material (e.g. chaise lounges, deck chairs etc.) should be communicated in the same manner as above.

9/04

c/o BARTLEIN & COMPANY, INC., (805) 569-1121 Fax (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105

Bartlein & Company, Inc.
Managers of Real Property

M A R C H, 2 0 1 0
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	65,410.77	8.0%	195,575.60	24.0%	816,240.00
LATE FEES	45.29	N/A	344.20	N/A	- 0 -
INTEREST INCOME	- 0 -	0.0%	- 0 -	0.0%	8,500.00
OTHER INCOME	10.00	N/A	40.00	N/A	- 0 -
TOTAL INCOME	65,466.06	7.9%	195,959.80	23.8%	824,740.00
CLEANING & JANITORIAL	1,470.00	12.3%	3,375.00	28.1%	12,000.00
ELECTRIC	1,659.08	7.2%	4,882.47	21.2%	23,000.00
LANDSCAPE MAINTENANCE	5,085.00	8.1%	15,255.00	24.2%	63,000.00
LANDSCAPE SUPPLY & EXTRAS	225.00	0.9%	475.00	2.0%	24,000.00
MANAGEMENT FEES	2,231.00	8.3%	6,693.00	25.0%	26,772.00
PAINTING & DECORATING	568.00	56.8%	1,114.00	111.4%	1,000.00
POOL MAINT & SUPPLIES	803.47	6.4%	2,331.46	18.7%	12,500.00
POOL HEATING (GAS)	839.22	8.4%	2,665.14	26.7%	10,000.00
REPAIRS & MAINTENANCE	7,711.58	15.4%	17,598.79	35.2%	50,000.00
RUBBISH REMOVAL	8,784.12	16.6%	13,512.14	25.5%	53,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	317.73	6.4%	746.08	14.9%	5,000.00
WATER & SEWER	551.85	2.2%	2,230.60	8.9%	25,000.00
INSURANCE	4,385.10	4.0%	13,155.30	12.0%	110,000.00
PEST CONTROL	- 0 -	0.0%	64.00	3.2%	2,000.00
PROFESSIONAL FEES	1,319.00	26.4%	2,939.00	58.8%	5,000.00
TELEPHONE EXPENSE	39.61	7.9%	114.32	22.9%	500.00
MISCELLANEOUS EXPENSE	454.04	15.1%	897.48	29.9%	3,000.00
OPERATING EXPENSES	36,443.80	8.5%	88,048.78	20.6%	428,272.00
RESERVE EXPENDITURES	2,385.52	0.5%	5,714.75	1.2%	460,100.00
TOTAL EXPENDITURES	38,829.32	4.4%	93,763.53	10.6%	888,372.00
CASH FLOW:Income-Expense	26,636.74	-41.9%	102,196.27	-160.6%	(63,632.00)
INCOME TAX	(1,576.00)	52.5%	(1,576.00)	52.5%	(3,000.00)
TRANSFER TO RESERVE	(25,060.74)	N/A	(100,620.27)	N/A	- 0 -
TRANSFER FROM RESERVE	- 0 -	0.0%	- 0 -	0.0%	66,632.00
OTHER TRANSACTIONS	(26,636.74)	-41.9%	(102,196.27)	-160.6%	63,632.00
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

FEBRUARY 28, 2010

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION

ASSETS:

	Operating Account			$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	0.80	$272,054.82	
4/8/10	CDARS/Capital One # 1009202893	0.50	50,000.00	
4/8/10	CDARS/Capital One # 1009202834	0.50	90,000.00	
5/20/10	CDARS/TowneBank # 1009505411	0.48	90,000.00	
5/20/10	CDARS/TowneBank # 1009498393	0.48	140,000.00	
4/8/10	CDARS/Capital One # 1009206929	0.50	60,000.00	
5/13/10	CDARS/Cole Taylor Bank # 1009455791	0.48	100,000.00	
5/13/10	CDARS/Cole Taylor Bank # 1009456771	0.48	90,000.00	
3/11/10	CDARS/Republic Bank & Trust # 1009006016	0.48	60,000.00	
1/0/00	Other # ------	0.00	0.00	952,054.82
	Accounts Receivable:			
	Due From Unit Owners		28,039.22	
	Other Receivables		0.00	28,039.22
	TOTAL ASSETS			**$985,094.04**

LIABILITIES:

Accounts Payable	$0.00
Prepaid Assessments	2,763.50
TOTAL LIABILITIES	2,763.50
FUND BALANCES:	982,330.54
TOTAL LIABILITIES & FUND BALANCES	**$985,094.04**

Prepared by:

Bartlein & Company, Inc.
Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.